

ORDINANCE 744

AN ORDINANCE AMENDING ORDINANCE NO. 377 AND CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-R 13-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT:

SECTION 1: That Ordinance No. 377 be and the same is hereby amended, placing a Planned Unit Development designation over the current CG Commercial General, RS-2 Residential Single Family, and RM-1 Residential Multi-Family zoning designation for the following described property, to wit:

Legal Description Overall (PUD Development Area)

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S 89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 1121.05 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the

Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09 feet; thence S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 601.95 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence N 01°19'11"W and along the West line of said Section 36 for 1235.81 feet to the point of beginning and containing 366.28 acres more or less.

Legal Description CG Commercial General Zoning District (PUD Development Area)

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S 89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence N01°19'11"W and along the East line of said Section 35, also being the West line of Section 36 for 2145.76 feet to the point of beginning and containing 66.245 acres more or less.

Legal Description RS-2 Residential Single Family Zoning District (PUD Development Area)

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S 89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) ; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet to the **point of beginning**; thence continuing S 01°19'11"E and along the East line of said Section 35 for 619.22 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09 feet; thence S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove"

for 226.40 feet; thence S 01°42'53"W for 330.98 feet; thence S 29°04'58"E for 532.40 feet; thence S 14°36'44"W for 825.06 feet; thence N 56°24'26"W for 230.48 feet; thence S 89°17'51"W for 415.48 feet to the point of beginning and containing 276.735 acres more or less.

Legal Description RM-1 Residential Multi-Family Zoning District (PUD Development Area)

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) being the point of beginning; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet; thence N89°17'51"E for 415.48 feet; thence S56°24'26"E for 230.48 feet; thence N14°36'44"E for 825.06 feet; thence N29°04'58"W for 532.40 feet; thence N01°42'53"E for 330.98 feet to a point on the South line of "The Woods at Oak Grove"; thence S81°30'28"W and along the South line of "The Woods at Oak Grove" for 375.55 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence S 01°19'11"E and along the West line of said Section 36 for 909.96 feet to the point of beginning and containing 23.3 acres more or less.

SECTION 2: THAT ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith BE AND THE SAME ARE HEREBY EXPRESSLY REPEALED.

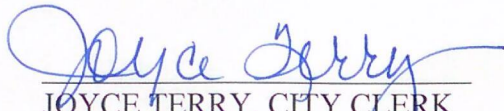
SECTION 3: THAT BECAUSE THE REZONING HEREBY ENACTED IS ESSENTIAL TO THE PROPER AND ORDERLY GROWTH OF THE CITY OF COWETA AN EMERGENCY EXISTS FOR THE PRESERVATION OF PUBLIC HEALTH, PEACE AND SAFETY AND BY REASON WHEREOF, THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

PASSED AND APPROVED WITH THE EMERGENCY CLAUSE RULED ON SEPARATELY
THIS 3rd day of March, 2014.



ROBERT MORTON, MAYOR


ATTEST



JOYCE TERRY, CITY CLERK



APPROVED AS TO FORM:



DAVID WEATHERFORD, CITY ATTORNEY